

STATE MS. - DESOTO CO. *new*
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WARRANTY DEEDBK 388 PG 330
WE

This Deed of Conveyance is this day made by the undersigned CHARLES BRANDON JONES, JR. and SCOTT S. JONES, hereinafter referred to as the GRANTORS, and CHARLIE C. SNEED, JR. and CHARLES R. MILES, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, CHARLES BRANDON JONES, JR. and SCOTT S. JONES, the GRANTORS do hereby and by these presents sell, convey, and warrant unto CHARLIE C. SNEED, JR. and CHARLES R. MILES, the GRANTEES, as tenants in common, the hereinafter described real property located in the City of Olive Branch, DeSoto County, Mississippi, and being described as follows, to-wit:

2.43 ACRES IN SECTION 21, TOWNSHIP 1, RANGE 6 WEST, DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF GERMANTOWN ROAD, 961.0 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 1, RANGE 6 WEST; THENCE SOUTH 5 DEGREES, 20 MINUTES EAST, A DISTANCE OF 238.9 FEET TO A POINT; THENCE SOUTH 85 DEGREES, 45 MINUTES WEST, A DISTANCE OF 443.66 FEET TO A POINT; THENCE NORTH 5 DEGREES, 20 MINUTES WEST A DISTANCE OF 238.9 FEET TO A POINT; THENCE SOUTH 85 DEGREES, 45 MINUTES EAST, A DISTANCE OF 443.66 FEET TO THE POINT OF BEGINNING, CONTAINING 2.43 ACRES, MORE OR LESS

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject

property; and to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

Taxes and assessments against said property for the year 2001 shall be prorated as of the date of this deed and taxes and assessments for the year 2002 shall be the sole responsibility of the GRANTEES and/or their successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

That by way of explanation the undersigned are the heirs at law of the late CHARLES BRANDON JONES, SR. who departed this life on or about February 26, 2000 and whose Last Will and Testament was admitted in the Probate Court of Muscogee County, Georgia and which will was subsequently admitted in the Chancery Court of Benton County, Mississippi at Cause No. 2000-0121. That attached hereto as Exhibit "A" is a copy of said will.

That further the undersigned each hereby warrant that the property being conveyed is no part or parcel of any of their respective homestead's.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR, **CHARLES BRANDON JONES, JR.** on this the 28th day of February, 2001.

Charles Brandon Jones, Jr.
CHARLES BRANDON JONES, JR.

WITNESS the signature of the GRANTOR, **SCOTT S. JONES** on this the 1st day of ~~February~~ ^{MARCH}, 2001.

Scott S. Jones
SCOTT JONES

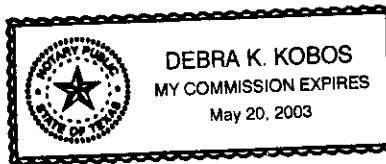
STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 28th day of FEBRUARY, 2001, within my jurisdiction, the within named **CHARLES BRANDON JONES, JR.**, who acknowledged that he executed the above and foregoing instrument.

Debra K. Kobos
NOTARY PUBLIC

My Commission Expires:

5/20/2003
(SEAL)

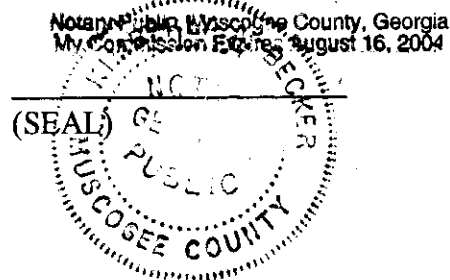


STATE OF GEORGIA
COUNTY OF MUSCOGEE

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 1st day of ~~FEBRUARY~~ ^{MARCH}, 2001, within my jurisdiction, the within named **SCOTT S. JONES**, who acknowledged that he executed the above and foregoing instrument.

Kimberly A. Beck
NOTARY PUBLIC

My Commission Expires:

Notary Public, Muscogee County, Georgia
My Commission Expires August 16, 2004
(SEAL) 



GRANTORS' ADDRESS:

2904 Auburn Avenue
Columbus, GA 31906
RES. TEL.: 706-568-1916
BUS. TEL.: 706-324-2088

And

5218 Cook Lane
Sugarland, Texas 77479
RES. TEL.: 281-499-7096
BUS. TEL.: 713-783-6020

GRANTEES' ADDRESS:

5178 Wedgewood Drive
Olive Branch, MS 38654
RES. TEL. n/a
BUS. TEL. n/a

Prepared by:
KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469

2001-020

**INDEXING INSTRUCTION: Northwest Quarter of Section 21, Township 1, Range 6 West,
DeSoto County, Mississippi.**

File

LAST WILL AND TESTAMENT OF
CHARLES BRANDON JONES, SR.

STATE OF GEORGIA:

COUNTY OF MUSCOGEE:

I, CHARLES BRANDON JONES, SR., a resident of and domiciled within the State of Georgia and County of Muscogee, being of sound mind and disposing memory, do make, publish and declare this as my Last Will and Testament, hereby revoking all other Last Wills and Testaments heretofore made by me.

ITEM ONE

I desire and direct that I have a Christian burial suitable to my circumstances and conditions in life, beside my late wife in Germantown, Tennessee, the details of which I leave to my Executor hereinafter named.

ITEM TWO

I desire that all of my just debts owing at the time of my death shall be promptly paid from my Estate.

ITEM THREE

I give, bequeath and devise all the rest, residue and remainder of my property, of every kind and nature, both real and personal and wherever situated, including property over which I have the power of disposition or appointment, to my beloved sons, CHARLES BRANDON JONES, JR., and SCOTT S. JONES, to be theirs, share and share alike, absolutely, in Fee Simple, if they survive me.

In the event either or both of my beloved sons shall not survive me, I give,

Charles Brandon Jones, Sr.
CHARLES BRANDON JONES, SR.

Witnesses:
D. Shanon Dyke
Frederick M. Weekley

bequeath and devise the share of the deceased son(s) to his lineal descendants, per stirpes, absolutely, in Fee Simple.

ITEM FOUR

I hereby constitute and appoint as Executor of this, my Will, my beloved son, SCOTT S. JONES. If, however, he should predecease me or fail to qualify for any reason or having qualified should die or become incapacitated during the period of administration of my Estate, I constitute and appoint my beloved son, CHARLES BRANDON JONES, JR., as Executor of this, my Will.

ITEM FIVE

Any Executor named herein is granted any and all powers, to-wit:

(1) Retain Original Property. To retain for such time as the fiduciary shall deem advisable any property, real or personal, which the fiduciary may receive even though the retention of the property by reason of its character, amount, proportion to the total estate, or otherwise would not be appropriate for the fiduciary apart from this paragraph;

(2) Sell and Exchange Property. To sell, exchange, give options upon, partition or otherwise dispose of any property or interest therein which the fiduciary may hold from time to time, with or without order of court, at public or private sale or otherwise, upon such terms and conditions, including credit, and for such consideration as the fiduciary shall deem advisable, and to transfer and convey the property or interest therein which is at the disposal of the fiduciary, in fee simple absolute or otherwise, free of all trust; the party dealing with the fiduciary shall not be under a duty to

D. Doreen Dyer
Charles M. Winkler

Witnesses

Charles Brandon Jones, Jr.
CHARLES BRANDON JONES, JR.

follow the proceeds or other consideration received by the fiduciary from the sale or exchange;

(3) **Invest and Reinvest.** To invest and reinvest, as the fiduciary shall deem advisable, in stocks (common or preferred), bonds, debentures, notes, mortgages or other securities, in or outside the United States; in insurance contracts on the life of any beneficiary or of any person in whom a beneficiary has an insurable interest or in annuity contracts for any beneficiary; in any real or personal property; in investment trusts; including the securities of or other interests in any open-end or closed-end management investment company or investment trust registered under the Investment Company Act of 1940, as from time to time amended; in participations in common trust funds; and generally, in such property as the fiduciary shall deem advisable even though the investment is not of the character approved by applicable law but for this paragraph;

(4) **Invest Without Diversification.** To make investments which cause a greater proportion of the total property held by the fiduciary to be invested in investments of one type or of one company than would be considered appropriate for the fiduciary apart from this paragraph;

(5) **Continue Business.** To the extent and upon such terms and conditions and for such periods of time as the fiduciary shall deem necessary or advisable, to continue or participate in the operation of any business or other enterprise, whatever its form or organization, including, but not limited to, the power:

a) To effect incorporation, dissolution or other change in the form of

Charles Brandon Jones, Sr.
CHARLES BRANDON JONES, SR.

Witnesses:

D. Steven Syfer
Ernest M. Wakley

(32) Allow use in Kind. To permit any of the beneficiaries of the estate or trust to enjoy the use in kind, during the administration of the estate or the existence of the trust as applicable, of any tangible personal property without liability on the part of fiduciary for injury, consumption or loss of property so used, and without liability on the part of the beneficiary for unintentional, non-negligent injury, consumption or loss of the property so used.

ITEM SIX

If any legatee, devisee, beneficiary or appointee under this Will and I shall die simultaneously or under circumstances which render it impossible or difficult to determine who died first, or shall not survive me by at least five (5) days, I direct that I shall be deemed to have survived such person and the provisions of this Will shall be construed and the dispositions of property herein shall be governed accordingly.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, to this, my Will, this 29th day of October, 1999, at Columbus, Georgia.

Charles Brandon Jones, Sr. (L.S.)
CHARLES BRANDON JONES, SR.

The above and foregoing instrument, consisting of fifteen (15) typewritten pages, including the next page, was signed, sealed, published and declared by CHARLES BRANDON JONES, SR., as his Last Will and Testament in the presence of us, the subscribing witnesses, who at his instance and request, and in his presence, and the presence of each other, have hereunto set our hands and seals, the date aforesaid.

D. Sherene Taylor (L.S.)
Elizabeth M. Weekley (L.S.)

STATE OF GEORGIA:

COUNTY OF MUSCOGEE:

Before me, the undersigned authority, on this day personally appeared CHARLES BRANDON JONES, SR., and the undersigned witnesses known to me to be the Testator and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and, all of these persons being by me duly sworn, Testator declared to me and to the witnesses in my presence that the instrument is Testator's Last Will and Testament and that Testator willingly made and executed it as Testator's free act and deed for the purposes therein expressed. The witnesses, each on oath, stated to me in the presence and hearing of the Testator that the Testator had declared to them that the instrument is Testator's Last Will and Testament and that Testator executed same as such and wanted each of them to sign it as a witness; and upon oath each witness stated further that they did sign the same as witness in the presence of the Testator at Testator's request; that Testator was at the time 14 years of age or over and was of sound mind; and that each of the witnesses was then at least 14 years of age.

Sworn to and subscribed before me,
this 29th day of October, 1999.

Charles Brandon Jones, Sr.
CHARLES BRANDON JONES, SR.

[Signature]
Notary Public,
Muscogee County, Georgia
My commission expires: 8-19-03

D. Theresa Syle
Everette M. Wackley

(Notary Seal)